

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

PORT A- SAFE HARBOR TOWNHOMES ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 'The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Nueces §

1. Name of Subdivision: SAFE HARBOR UNIT 2
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: PORT A- SAFE HARBOR TOWNHOMES ASSOCIATION, INC.
4. Recording Data for Association:
 - 2005-10-25 107010170002 Articles of Incorporation
5. Recording Data for Declaration:
 - 2005-10-25 2005059509 Declaration of Covenants, Conditions and Restrictions
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - 2005-10-26 2005059510 Management Certificate includes:
 - Management Certificate
 - Articles Of Incorporation
 - Bylaws
 - 2007-10-25 2007054378 Annexation Certificate
 - 2013-06-13 2013025207 Ratification of Amending Plat
 - 2013-06-24 2013025572 Amended Annexation Certificate
 - 2016-01-16 2016009746 Payment Plan Guidelines
 - 2016-01-16 2016009747 Document Retention Policy and Schedule of Record Production and Copying Costs
 - 2018-05-19 2018032346 Payment Plan Guidelines
 - 2018-05-19 2018032348 Document Retention Policy and Schedule of Record Production and Copying Costs
7. Mailing Address and Contact Information for the Association and the Managing Agent:

B&S Management Team
4737 Mt Vernon
Corpus Christi, TX 78411
melaniebeaber@gmail.com ; jasonbeaber@gmail.com
361-290-9579 ; 361-548-2801

8. Website address for Association:
<https://drive.google.com/drive/folders/1rE4XFDwp3UEsRtl11H5Wu-zEgFhEs4we?usp=sharing>

Please contact management to gain access to the website, association members must provide an email address.

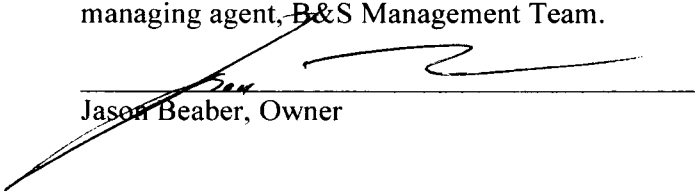
9. Fee(s) related to Property Transfer:
- Management Administrative Transfer Fee - \$175.00
 - Capital Fund - 1/4 annual dues

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Executed on this the 14 day of September 2023

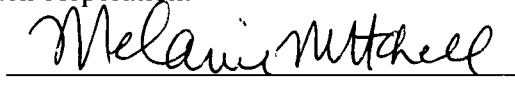
Port A Safe Harbor Townhomes Association, Inc., acting by and through its managing agent, B&S Management Team.



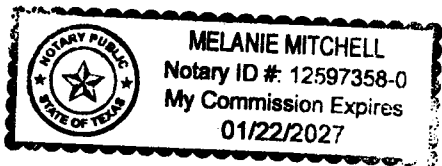
Jason Beaber, Owner

STATE OF TEXAS §
COUNTY OF NUESES §

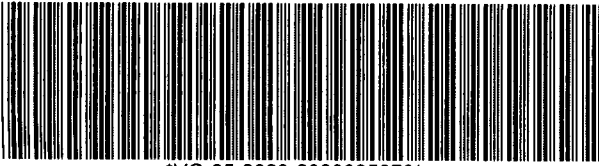
This instrument was acknowledged before me the 18 day of September, 2023 by Jason Beaber, Owner with B&S Management Team, the managing agent for Port A Safe Harbor Townhomes Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas



When recorded return to:
B&S Management Team
4737 Mt Vernon
Corpus Christi, TX 78411



VG-85-2023-2023035070

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2023035070

Official Public Records

NOTICE

Recorded On: September 19, 2023 12:19 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



STATE OF TEXAS

Nueces County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023035070
Receipt Number: 20230919000076
Recorded Date/Time: September 19, 2023 12:19 PM
User: Randall N
Station: CLERK10 2

Record and Return To:

B&S MANAGEMENT